



COMMUNITY DEVELOPMENT COMMISSION

County of Los Angeles

2 Coral Circle • Monterey Park, CA 91755

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Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

September 14, 2004

Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**APPROVE ENVIRONMENTAL ASSESSMENT AND MITIGATED NEGATIVE
DECLARATION FOR THE SOUTH THIRD AVENUE CONSTRUCTION PROJECT (1)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the attached Environmental Assessment/Mitigated Negative Declaration prepared pursuant to requirements of the California Environmental Quality Act (CEQA), together with any comments received during the public review process, for the development of 26 single-family, detached condominiums in unincorporated La Puente.
2. Find that after the incorporation of the mitigation measures identified in the Mitigation and Monitoring Plan, and required as a condition of project approval, the acquisition of three parcels totaling approximately 2.6 acres for the South Third Avenue Construction Project will not have a significant effect on the environment; approve the Environmental Assessment/Mitigated Negative Declaration; find that the project will have no adverse effect on wildlife resources, and authorize the Executive Director of the Community Development Commission to complete and file with the County Clerk a Certificate of Exemption for the project described above.
3. Find that the Environmental Assessment/Mitigated Negative Declaration reflects the independent judgment of the Commission; instruct the Executive Director to file with the County Clerk a Notice of Determination, as required by CEQA; and instruct the Executive Director to take any and all actions necessary to complete the

implementation of this environmental review action, for the project described above.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

CEQA requires that your Board take action on environmental documents for the proposed project. As lead agency, CEQA requires that your Board consider the Environmental Assessment/Mitigated Negative Declaration and find that appropriate changes or alterations have been required in, or incorporated into the project design which avoid or substantially lessen any potentially significant environmental effects from the project. After incorporation of the mitigation measures identified in the Environmental Assessment/Mitigated Negative Declaration, there will be no significant impact on the environment.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. CDBG funds in the amount of \$820,000 and City of Industry funds in the amount of \$400,000 will be used for the project. The remaining project costs will be funded with \$4,968,000 in private funds. The total project cost is estimated to be \$6,188,000.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The project involves acquisition of three lots totaling approximately 2.6 acres for the construction of 26 single-family detached condominiums at 135 South 3rd Avenue in unincorporated La Puente. One single-family home on the site will be demolished. The new homes will consist of two-story detached buildings, up to 1,550 square feet each, with attached two-car garages. Off-site improvements may include driveways, curbs, gutters, signage, speed bumps, landscaping, street lighting, storm drains, and utilities.

Approval of the Environmental Assessment/Mitigated Negative Declaration will satisfy California Environmental Quality Act (CEQA) requirements and allow the South Third Avenue Construction Project to proceed.

ENVIRONMENTAL DOCUMENTATION:

Consistent with the provisions of the CEQA Guidelines, Article 14, Section 15221, notice was provided to the public that the Environmental Assessment would be used in place of an Initial Study to satisfy CEQA requirements. The Environmental Assessment/Mitigated Negative Declaration was circulated for public review as required by state and local law, and the Environmental Assessment/Mitigated Negative Declaration, in conjunction with the Mitigation and Monitoring Plan, meets the requirements of CEQA.

Approval of the Environmental Assessment/Mitigated Negative Declaration, including the Mitigation and Monitoring Plan, and filing a Notice of Determination with the County Clerk will satisfy CEQA requirements. A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk. The Commission is exempt from paying this fee when your Board finds that the project will have no significant impact on wildlife resources. The project is located in an urban setting, and the Environmental Assessment/Mitigated Negative Declaration concludes there will be no adverse effect on wildlife resources.

An Environmental Assessment was prepared for the project pursuant to the requirements of the National Environmental Policy Act of 1969 (NEPA). This document describes the proposed project, evaluates the potential environmental effects, and describes the mitigation measures necessary to avoid potentially significant environmental effects from the project. Based on the conclusions and findings of the Environmental Assessment, a Finding of No Significant Impact was approved by the County of Los Angeles on October 22, 2002. Following the required public and agency comment period, the U.S. Department of Housing and Urban Development issued a Release of Funds for the project on November 30, 2002. A subsequent Amended Environmental Assessment was prepared on May 14, 2004 to reflect the expanded project scope. The Amended Environmental Assessment did not identify any additional impacts from the expanded scope and the original Finding of No Significant Impact and Release of Funds still applies.

The environmental review record for this project is available for viewing by the public during regular business hours at the Commission's main office located at 2 Coral Circle, Monterey Park.

IMPACT ON CURRENT PROJECT:

The Board's adoption of the Environmental Assessment/Mitigated Negative Declaration and Mitigation Monitoring Plan, and the Board's authorization to file the Notice of Determination will enable the project to proceed.

Respectfully submitted,

CARLOS JACKSON
Executive Director

Attachments: 2

APPENDIX A

Mitigation Monitoring Plan South Third Avenue Construction Project

This section reflects the mitigation monitoring and reporting program requirements of Public Resources Code Section 21081.6 in accordance with CEQA Guidelines 15097:

“...In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.”

Mitigation Measure	Responsible Party	Monitoring Agency	Monitoring Timing
Historic, Cultural, and Archaeological Resources: No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner will have 24 hours to notify the Native American Heritage Commission	Contractor	Community Development Commission	Construction
Solid Waste Recycling: Because of ongoing concerns about available	Architect	Community Development	Design

Executive Director of the Community Development Commission of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.			
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**County of Los Angeles
Community Development Commission**

**DRAFT MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT TITLE: 135 S. 3rd Avenue Project

PROJECT DESCRIPTION: The proposed project involves the acquisition of three lots totaling approximately 113,048 square feet (2.64 acres) for the development of 26 single-family homes. The homes will be two-story detached buildings of approximately 1,550 square feet and each will have an attached two-car garage. The project includes demolition of one single-family residence on the site. Offsite improvements may include driveways, curbs, gutters, signage, speed bumps, landscaping, street lighting, storm drains, and utility installation.

PROJECT LOCATION: The project site is located within the community of La Puente in unincorporated Los Angeles County, California. The project site consists of approximately 2.64 acres at 135 S. 3rd Avenue and Workman Mill Road.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:

The following mitigation measures are required:

1. **Noise.** In order to ensure an acceptable interior noise environment at the proposed apartment complex (45 dBA or less), the following shall be included in project design:
 - Air conditioning or a mechanical ventilation system shall be provided so windows and doors may remain closed.
 - Windows and sliding glass doors facing Workman Mill Road shall be double-paned glass and shall be mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).
 - Exterior doors facing Workman Mill Road shall be solid-core with perimeter weather stripping and threshold seals.
2. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native

American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

3. **Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.
4. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
 - To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
 - All new structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
5. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

FINDING OF NO SIGNIFICANT EFFECT. Based on the attached NEPA Environmental Assessment, it has been determined that the project will not have a significant effect on the environment, provided that all suggested mitigation measures are incorporated.



Rincon Consultants, Inc.

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May 14, 2004

Donald Dean
Environmental Specialist
Los Angeles County
Community Development Commission
2 Coral Circle
Monterey Park, CA 91755

**SUBJECT: AMENDED ENVIRONMENTAL ASSESSMENT: 135 SOUTH 3RD
AVENUE PROJECT**

Dear Mr. Dean:

This correspondence responds to your request to review and update an Environmental Assessment (EA) for the housing project at 135 South 3rd Avenue in the unincorporated community of La Puente. The original EA, dated September 17, 2002 examined a proposal to develop 16 single family residences on two lots totaling 1.8 acres. A revised EA dated October 3, 2002, examined an expanded proposal of 22 single family residences on three lots totaling about 2.6 acres. Since the preparation of the original and revised EAs, the project has been revised to include 26 single family residences on the same three lots considered in the October 3, 2002 EA.

As discussed in the attachments to this letter, the change in the project would not create any new significant effects beyond those identified in the original EA.

This letter and attachments serve as an addendum to the original EA. Together, they provide updated information that supports the use of an environmental assessment and Finding of No Significant Impact (FONSI) for the proposed action. If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,
RINCON CONSULTANTS, INC.

Joe Power, AICP
Planning Manager



**Amendment to Environmental Assessment
135 South 3rd Avenue Project**

Background. This Environmental Assessment (EA) was originally dated September 17, 2002. A revised EA was dated October 3, 2002. As described in the October 3, 2002 EA, the project involved the development of 22 single family residences on three lots totaling about 2.6 acres. The current proposal involves development of 26 single family residences on the same three lots.

Amendments to Environmental Assessment. The following text revisions describe the changes to the environmental analysis contained in the EA for the project. Other than the revisions described below, no changes to the original EA are required.

On Page 1 of 14, the project description is revised to read as follows:

Project Description: The proposed project involves the acquisition of three lots totaling approximately 113,048 square feet (2.64 acres) for the development of 26 single family homes. The homes will be two-story detached buildings of approximately 1,550 square feet and each will have an attached two-car garage. The project includes demolition of one single-family residence on the site. Offsite improvements may include driveways, curbs, gutters, signage, speed bumps, landscaping, street lighting, storm drains, and utility installation. Figures 3a and 3b show current site conditions.

On Page 3 of 14, under "Effects of Ambient Noise on Project and Contribution to Community Noise Levels," the discussion is revised to read as follows:


Project construction would generate short-term noise level increases. Local noise ordinances would apply.

The project site is located along a neighborhood commercial route, where noise levels could exceed HUD's exterior noise threshold of 65 dBA Ldn for residential uses. Therefore, noise mitigation measures should be incorporated into project design to ensure that future residents are not exposed to excessive noise.

Operational activities associated with the proposed project would not generate substantial noise. The proposed project would generate an estimated 248 average daily vehicle trips on local roadways (d). However, this increase would not significantly increase roadway noise levels.

On Page 3 of 14, under "Visual Quality - Coherence, Diversity, Compatible Use, and Scale," the discussion is revised to read:

The project would involve the development of 26 single-family homes in an area that is characterized by a mix of uses, including residential, commercial, and light industrial development (b). The completed project would generally be compatible with the visual context of the existing neighborhood.



On Page 4 of 14, under "Demographic/Character Changes," the text is revised to read as follows:

The proposed project would create new housing opportunities and could accommodate approximately 104 new people (assuming 4 people per unit). This population increase would not be significant and would not change the demographic character of the area.

On Page 4 of 14, under "Waste Water," the text is revised to read as follows:

The proposed project would be expected to increase the population by about 104 people (assuming 4 people per unit) and would result in an increase in wastewater generation. The project is consistent with the land use designations for the site; therefore, it is anticipated that wastewater infrastructure has been sized to accommodate urban development similar to that proposed.

On Page 5 of 14, under "Transportation," the text is revised to read as follows:

The proposed project would generate an estimated 248 average daily vehicle trips (d). This would increase in traffic on roadways in the immediate project vicinity, but is less than the Los Angeles County 500-trip threshold at which a traffic study is normally required. Significant impacts to the area transportation system are not anticipated.

On Page 8 of 14, under "Noise Abatement," the text is revised to read as follows:

Project construction would generate short-term noise level increases. Local noise ordinances would apply.

The project site is located along a neighborhood commercial route, where noise levels could exceed HUD's exterior noise threshold of 65 dBA for residential uses. Therefore, noise mitigation measures should be incorporated into project design to ensure that future residents are not exposed to excessive noise.

Operational activities associated with the proposed project would not generate substantial noise. The proposed project would generate approximately 248 average daily vehicle trips on local roadways (d). However, this increase would not significantly increase roadway noise levels.

On Page 9 of 14, the first paragraph under "Summary of Findings and Conclusions" is revised as follows:

The proposed project involves the development of 26 single family homes. The site is zoned as A-1, Light Agricultural, and has a General Plan land use designation of Industrial. The proposed project would be allowed under these designations. The project site is located in an area dominated by single-family residential development. The proposed project would be compatible with the scale and visual character of the surrounding area. The project would not generate any significant noise impacts. However, it may be subject to noise in excess of HUD standards for residential uses; therefore, mitigation is required.

The change to the "Summary of Findings and Conclusions" section also applies to "Basic Reasons Supporting Decision", on page 12.

HUD – NEPA - Environmental Assessment

Project Name and Identification Number: 135 S. 3rd Avenue Project /HMD001

HUD – NEPA- ENVIRONMENTAL ASSESSMENT

Project Name: 135 S. 3rd Avenue Project

Project Location: The project site is located within the community of La Puente in unincorporated Los Angeles County, California. The project site consists of approximately 2.64 acres at 135 S. 3rd Avenue and Workman Mill Road. Figure 1 shows the regional location of the project and Figure 2 shows the location of the project within the community of La Puente.

Assessor's Parcel Number(s): 8112-007-075, 8112-007-048, and 8112-008-913

Statement of Need: The project is consistent with the guidelines of the CDBG program. The proposed project provides for the development of affordable single-family homes.

Project Description: The proposed project involves the acquisition of three lots totaling approximately 113,048 square feet (2.64 acres) for the development of 22 single-family homes. The homes will be two-story detached buildings of approximately 1,550 square feet and each will have an attached two-car garage. The project includes demolition of one single-family residence on the site. Offsite improvements may include driveways, curbs, gutters, signage, speed bumps, landscaping, street lighting, storm drains, and utility installation. Figures 3a and 3b show current site conditions.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: 135 S. 3rd Avenue Project/HMD001

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Land Development							
Conformance With Comprehensive Plans and Zoning	X						The project site is designated in the Los Angeles County General Plan as <i>Industrial</i> . The northern project site is zoned A-1, <i>Light Agricultural</i> , which allows single-family residential development, and the southern project site is zoned MPD, <i>Manufacturing Planned Development</i> (a). The proposed project would be allowed under these designations.
Compatibility and Urban Impact	X						The project site consists of two adjoining lots north of Workman Mill Road and one additional lot south of Workman Mill Road. The northern lots are generally bounded to the northwest by a mobile home park, to the northeast by commercial development, and to the south by Workman Mill Road (b). The southern lot is triangular in shape and is bounded by Workman Mill Road to the north, 3 rd Avenue to the east, and a mini-warehouse to the west. The proposed project would generally be compatible with the scale and type of surrounding development.
Slope	X						The project site is generally flat (b). The project would not involve major topographic modifications or create any significant erosion or sedimentation problems.
Erosion	X						There is no evidence of substantial erosion problems onsite (b).
Soil Suitability	X						There is no evidence of soil suitability problems on the project site (b). Routine soil tests would need to be conducted to determine foundation design parameters for new structures.
Hazards and Nuisances, Including Site Safety	X						A Phase I Environmental Site Assessment (ESA) was conducted by Rincon Consultants in September 2002 (c). The Phase I determined that the project site was historically used for agriculture; thus, onsite soils may contain small amounts of pesticides. The Phase I also identified stockpiled soil from two offsite properties. The historical use of the offsite properties is unknown; therefore, there is the potential for the stockpiled soil to contain contaminants. The Phase I recommended shallow soil testing for both the project site and the stockpiled soil to determine whether any pesticides or other contaminants are present. Soil testing was subsequently conducted and the results indicated that no contaminants were present. Therefore, no further mitigation is necessary and the site would not present health hazards due to soil contamination.
Energy Consumption	X						Project operation would incrementally increase the consumption of electricity and natural gas. However, because these resources are available both locally and regionally, no significant impact to the availability of energy resources is expected. The project would comply with state energy conservation requirements.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: 135 S. 3rd Avenue Project/HMD001

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Noise							
Effects of Ambient Noise on Project and Contribution to Community Noise Levels					X		<p>Project construction would generate short-term noise level increases. Local noise ordinances would apply.</p> <p>The project site is located along a neighborhood commercial route, where noise levels could exceed HUD's exterior noise threshold of 65 dBA Ldn for residential uses. Therefore, noise mitigation measures should be incorporated into project design to ensure that future residents are not exposed to excessive noise.</p> <p>Operational activities associated with the proposed project would not generate substantial noise. The proposed project would generate an estimated 210 average daily vehicle trips on local roadways (d). However, this increase would not significantly increase roadway noise levels.</p>
Air Quality							
Effects of Ambient Air Quality on Project and Contribution to Community Air Pollutant Levels	X						<p>The project site is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, and fine particulate matter (PM₁₀). Project residents would therefore be exposed to potentially unhealthful ambient air because this regional condition cannot be feasibly mitigated. Traffic associated with the project would incrementally increase air pollutant emissions, but such emissions would not exceed locally adopted significance thresholds or hinder attainment of federal air quality standards (e).</p> <p>Existing SCAQMD regulations restrict the emissions of dust and fumes during construction and the project would be required to conform to these requirements.</p>
Environmental Design and Historic Values							
Visual Quality - Coherence, Diversity, Compatible Use, and Scale	X						The project would involve the development of 22 single-family homes in an area that is characterized by a mix of uses, including residential, commercial, and light industrial development (b). The completed project would generally be compatible with the visual context of the existing neighborhood.
Historic, Cultural, and Archaeological Resources					X		Historic and archaeological evaluations have been completed and are attached as appendices to this environmental assessment. The project is not expected to disturb either historic or archaeological resources; nevertheless, if previously unidentified archaeological resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist.

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Project Name and Identification Number: 135 S. 3rd Avenue Project/HMD001

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Socioeconomic Conditions							
Demographic/Character Changes	X						The proposed project would create new housing opportunities and could accommodate approximately 88 new people (assuming 4 people per unit). This population increase would not be significant and would not change the demographic character of the area.
Displacement	X						An abandoned single-family home would be demolished to allow for the proposed project; displacement would not occur.
Employment and Income Patterns	X						The project would generate short-term employment opportunities during construction. No adverse impacts to employment or income patterns are expected.
Community Facilities and Services							
Educational Facilities	X						The proposed project would introduce some children to the area. The project would be required to pay school impact fees in accordance with SB 50 to mitigate potential impacts to area schools. Therefore, significant impacts to educational facilities are not anticipated.
Commercial Facilities	X						The proposed project would not affect commercial facilities.
Health Care	X						The proposed project would not affect access to health care.
Social Services		X					The proposed project would provide affordable housing for people in the area. No other new services would be required for the proposed project.
Solid Waste					X		Construction activity would generate solid waste in the short-term. All construction activity would be required to implement local policies concerning recycling/reuse of construction wastes. The proposed project would increase the generation of solid waste over existing conditions. This increase is not expected to significantly affect area landfills. Nevertheless, because of ongoing concerns about regional landfill capacity, project design should accommodate solid waste recycling.
Waste Water	X						The proposed project would be expected to increase the population by about 88 people (assuming 4 people per unit) and would result in an increase in wastewater generation. The project is consistent with the land use designations for the site; therefore, it is anticipated that wastewater infrastructure has been sized to accommodate urban development similar to that proposed.
Storm Water	X						The project site is vacant and unpaved (b). Therefore, project development would increase the amount of impervious surfaces onsite, which could incrementally increase the flow and decrease the quality of runoff from the site. The Basset storm drain/Avocado Creek runs along the southern border of the site north of Workman Mill Road

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Project Name and Identification Number: 135 S. 3rd Avenue Project/HMD001

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							and would capture stormwater runoff from the project. Additional storm drain facilities would be installed on the site as needed in conjunction with project development and would be sized adequately to accommodate project runoff. In addition, the project will be required to implement the Standard Urban Stormwater Mitigation Plan (SUSMP) for Los Angeles County and develop and implement a stormwater management/erosion control plan for construction activities.
Water Supply					X		The proposed project would incrementally increase water demand. The San Gabriel Water Company provides water to the project site and has indicated that they have sufficient capacity to serve the project (f). Nevertheless, because of ongoing concerns about water supply in the Southern California region, water conservation measures should be incorporated into the design of the project.
Public Safety Police	X						The Los Angeles County Sheriff's Department's Industry Station, located at 150 North Hudson Avenue in the City of Industry, provides police protection services in the project vicinity (g). The proposed project would incrementally increase the demand for police protection services. However, this increase would be nominal and no adverse impact to police services is expected.
Fire	X						The Los Angeles County Fire Department Station 26 would provide fire protection, paramedic and emergency medical technician services to the project site (h). The station is located at 15336 East Elliott Avenue, approximately 3 miles from the project site. The proposed project would incrementally increase the demand for fire protection services; however, no adverse impacts to fire protection services are anticipated.
Emergency Medical	X						The Los Angeles County Fire Department would provide emergency medical services to the proposed project (h). Victims would be taken to the Medical Clinic Urgent Care center, less than 2 miles from the project site. No adverse impacts to emergency medical services are anticipated.
Open Space And Recreation Open Space	X						The project would not adversely affect any areas designated as public open space.
Recreation	X						The proposed project would not adversely affect any existing or planned recreational facilities.
Cultural Facilities	X						The proposed project would not adversely affect any cultural facilities (b).
Transportation	X						The proposed project would generate an estimated 210 average daily vehicle trips (d). This would increase in traffic on roadways in the immediate project vicinity, but is less than the Los Angeles County 500-trip threshold at which a traffic study is normally required. Significant impacts to the

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: 135 S. 3rd Avenue Project/HMD001

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							area transportation system are not anticipated.
Natural Features							
Water Resources	X						The proposed project would not affect water resources (b).
Surface Water	X						No surface water is located onsite. The Basset storm drain/Avocado Creek runs along the southern site boundary. As discussed above, significant impacts relating to stormwater are not anticipated; therefore, significant impacts to surface water are not expected.
Watercourses	X						The Basset storm drain/Avocado Creek runs along the southern boundary of the project site. No significant impacts to this drainage are anticipated.
Unique Natural Features and Agricultural Lands	X						The proposed project would not affect any natural features. No active agricultural lands are present within the project area (b).
Vegetation and Wildlife	X						The project site contains several trees and weedy vegetation. No important biotic communities exist and no wildlife was observed onsite (b). Therefore, the project would not significantly affect vegetation or wildlife.

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Project Name and Identification Number: 135 S. 3rd Avenue Project/HMD001

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
1. Historic Properties 36 CFR 800 (CDBG) 36 CFR 801 (UDAG)					X	Historic and archaeological assessments have been conducted and are attached as appendices to this environmental assessment. Though archaeological resources are not known on-site, work should be halted temporarily in the event that as yet undiscovered resources are uncovered during grading.
2. Floodplain Management 42 FR 26951	X					The project area is outside the 500-year flood zone, indicating minimal flood potential (i).
3. Wetlands Protection 42 FR 26951	X					No wetlands are located on or near the project site (b).
4. Coastal Zone Plan 16 U.S.C. 1451	X					The project site is not located in a coastal zone (j).
5. Sole Source Aquifers 42 U.S.C. 201, 300(g) and 21 U.S.C. 349	X					No impact to primary drinking water sources is anticipated.
6. Endangered Species 16 U.S.C. 1531	X					The project site is in an urbanized area. No endangered species are located in the area.
7. Wild and Scenic Rivers 16 U.S.C. 1271	X					No wild or scenic rivers are located in the site vicinity (b).
8. Air Quality Protection 42 U.S.C. 7401	X					The project site is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, and fine particulate matter (PM ₁₀). Project users would therefore be exposed to potentially unhealthful ambient air because this regional condition cannot be feasibly mitigated. Traffic associated with the project would incrementally increase air pollutant emissions, but such emissions would not exceed locally adopted thresholds or hinder attainment of federal air quality standards (e). Existing SCAQMD regulations restrict the emissions of nuisance dust and fumes during construction and the project would be required to conform to these requirements.
9. Farmland Protection 7 U.S.C. 4201	X					No agricultural uses are located on-site or in the vicinity of the project (b).
10. Environmental Justice Executive Order 12898	X					The project would provide additional employment opportunities in the community during construction and would provide low-income housing options for area residents. The project would not expose low-income or minority populations to any environmental justice concerns.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: 135 S. 3rd Avenue Project/HMD001

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
11. HUD Environmental Standards, 24 CFR 51 as amended						
a. Noise Abatement 24 CFR 51B	X					<p>Project construction would generate short-term noise level increases. Local noise ordinances would apply.</p> <p>The project site is located along a neighborhood commercial route, where noise levels could exceed HUD's exterior noise threshold of 65 dBA for residential uses. Therefore, noise mitigation measures should be incorporated into project design to ensure that future residents are not exposed to excessive noise.</p> <p>Operational activities associated with the proposed project would not generate substantial noise. The proposed project would generate approximately 210 average daily vehicle trips on local roadways (d). However, this increase would not significantly increase roadway noise levels.</p>
b. Landfill Hazards CPD Letter 79-33	X					The project site is not subject to any known landfill hazards (b).
c. Upset Hazards 24 CFR 51B	X					The project site is not subject to any known upset hazards, nor would the proposed residential use create any significant upset hazards (b).
d. Flammable Oper. 24 CFR 51C	X					The project site is not subject to any known flammable operations or explosives (b).
e. Toxic/Radioactivity HUD Notice 79-33	X					The project site is not subject to any known radioactivity (b).
f. Airport Clear Zones 24 CFR 51D	X					The project site is not in an airport clear zone (j).

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Project Name and Identification Number: 135 S. 3rd Avenue Project/HMD001

Summary of Findings and Conclusions:

The proposed project involves the development of 22 single family homes. The site is zoned as *A-1, Light Agricultural*, and has a General Plan land use designation of *Industrial*. The proposed project would be allowed under these designations. The project site is located in an area dominated by single-family residential development. The proposed project would be compatible with the scale and visual character of the surrounding area. The project would not generate any significant noise impacts. However, it may be subject to noise in excess of HUD standards for residential uses; therefore, mitigation is required.

The project site is generally flat. An abandoned single-family residence would be demolished and removed to allow project construction. No water resources are located in the project area. The Basset storm drain/Avocado Creek runs along the southern site boundary. The project would be required to implement an erosion control plan and a Standard Urban Stormwater Mitigation Plan to reduce potential impacts to this drainage. The site supports several trees and ruderal grassy vegetation. No threatened or endangered wildlife was observed on the site. The Phase I Environmental Site Assessment identified the potential for soil contamination onsite. Soil testing was subsequently conducted and did not detect contamination. Therefore, the site would not present any health hazards relating to soil contamination.

The project would not significantly affect public facilities. Implementation of the project would create short-term employment opportunities during construction and would not affect long-term employment patterns. The proposed project is not expected to disturb either historic or archaeological resources; nevertheless, if previously unidentified archaeological resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist.

The proposed project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater. Nevertheless, water conservation measures and recycling facilities should be incorporated into project design. The project is located outside the 500-year flood area, indicating minimal flooding potential in the area.

The project would conform to all applicable federal, state, and regional air pollution control regulations, both short- and long-term, and would not significantly affect local or regional air quality. The project would incrementally increase daily traffic volumes in the immediate area; however, project-generated traffic would not significantly affect local roadways.

Summary of Environmental Conditions:

The project site is currently occupied by an abandoned single-family home. Vegetation consists of some trees and disturbed grasses. No wildlife was observed onsite.

Project Modifications and Alternatives Considered:

No unavoidably significant impacts were identified for the proposed project. Therefore, project alternatives or modifications have not been considered.

HUD – NEPA – Environmental Assessment

Project Name and Identification Number: 135 S. 3rd Avenue Project/HMD001

Mitigation Measures Required:

The following mitigation measures are required:

1. **Noise.** In order to ensure an acceptable interior noise environment at the proposed apartment complex (45 dBA or less), the following shall be included in project design:
 - Air conditioning or a mechanical ventilation system shall be provided so windows and doors may remain closed.
 - Windows and sliding glass doors facing Workman Mill Road shall be double-paned glass and shall be mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).
 - Exterior doors facing Workman Mill Road shall be solid-core with perimeter weather stripping and threshold seals.
2. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
3. **Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.
4. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
 - To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
 - All new structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
5. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

References:

HUD – NEPA – Environmental Assessment

Project Name and Identification Number: 135 S. 3rd Avenue Project/HMD001

- a. Los Angeles Department of Regional Planning, personal communication, August 29, 2002, September 16, 2002, and October 8, 2002. (CONTACT)
- b. Melissa Mascali, Rincon Consultants, Site Visit, September 4, 2002. (FIELD)
- c. Rincon Consultants, Inc., *Phase I Environmental Site Assessment – APN 8112-007-075, 135 S. 3rd Avenue, La Puente, California*, September 2002. (PRINTED).
- d. Institute of Transportation Engineers, Trip Generation, 6th Edition, 1997. (PRINTED)
- e. South Coast Air Quality Management District (November 1999), CEQA Air Quality Handbook. (PRINTED)
- f. San Gabriel Water Company, personal communication, September 16, 2002. (CONTACT)
- g. Los Angeles County Sheriff's Department web site, <<http://lasd.org>>. (ELECTRONIC)
- h. Los Angeles County Fire Department, <<http://www.lacofd.org>>. (CONTACT)
- i. Los Angeles County Department of Public Works, personal communication, September 16, 2002. (CONTACT)
- j. Thomas Brothers Maps, Los Angeles County, 2002. (PRINTED)

HUD – NEPA - Environmental Assessment

Project Name and Identification Number: 135 S. 3rd Avenue Project /HMD001

1. Is the project in compliance with applicable laws and regulations? ☒Yes ☐No
2. Is an EIS required? ☐Yes ☒No
3. A Finding of No Significant Impact (FONSI) can be made. The project will not significantly affect the quality of the human environment. ☒Yes ☐No

Basic Reasons Supporting Decision:

The proposed project involves the development of 22 single-family homes. The site is zoned as *A-1, Light Agricultural*, and has a General Plan land use designation of *Industrial*. The proposed project would be allowed under these designations. The project site is located in an area dominated by single-family residential development. The proposed project would be compatible with the scale and visual character of the surrounding area. The project would not generate any significant noise impacts. However, it may be subject to noise in excess of HUD standards for residential uses; therefore, mitigation is required.

The project site is generally flat. An abandoned single-family residence would be demolished and removed to allow project construction. No water resources are located in the project area. The Basset storm drain/ Avocado Creek runs along the southern site boundary. The project would be required to implement an erosion control plan and a Standard Urban Stormwater Mitigation Plan to reduce potential impacts to this drainage. The site supports several trees and ruderal grassy vegetation. No threatened or endangered wildlife was observed on the site. The Phase I Environmental Site Assessment identified the potential for soil contamination onsite. Soil testing was subsequently conducted and did not detect contamination. Therefore, the site would not present any health hazards relating to soil contamination.

The project would not significantly affect public facilities. Implementation of the project would create short-term employment opportunities during construction and would not affect long-term employment patterns. The proposed project is not expected to disturb either historic or archaeological resources; nevertheless, if previously unidentified archaeological resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist.

The proposed project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater. Nevertheless, water conservation measures and recycling facilities should be incorporated into project design. The project is located outside the 500-year flood area, indicating minimal flooding potential in the area.

The project would conform to all applicable federal, state, and regional air pollution control regulations, both short- and long-term, and would not significantly affect local or regional air quality. The project would incrementally increase daily traffic volumes in the immediate area; however, project-generated traffic would not significantly affect local roadways.

HUD – NEPA – Environmental Assessment

Project Name and Identification Number: 135 S. 3rd Avenue Project/HMD001

The following mitigation measures are required:

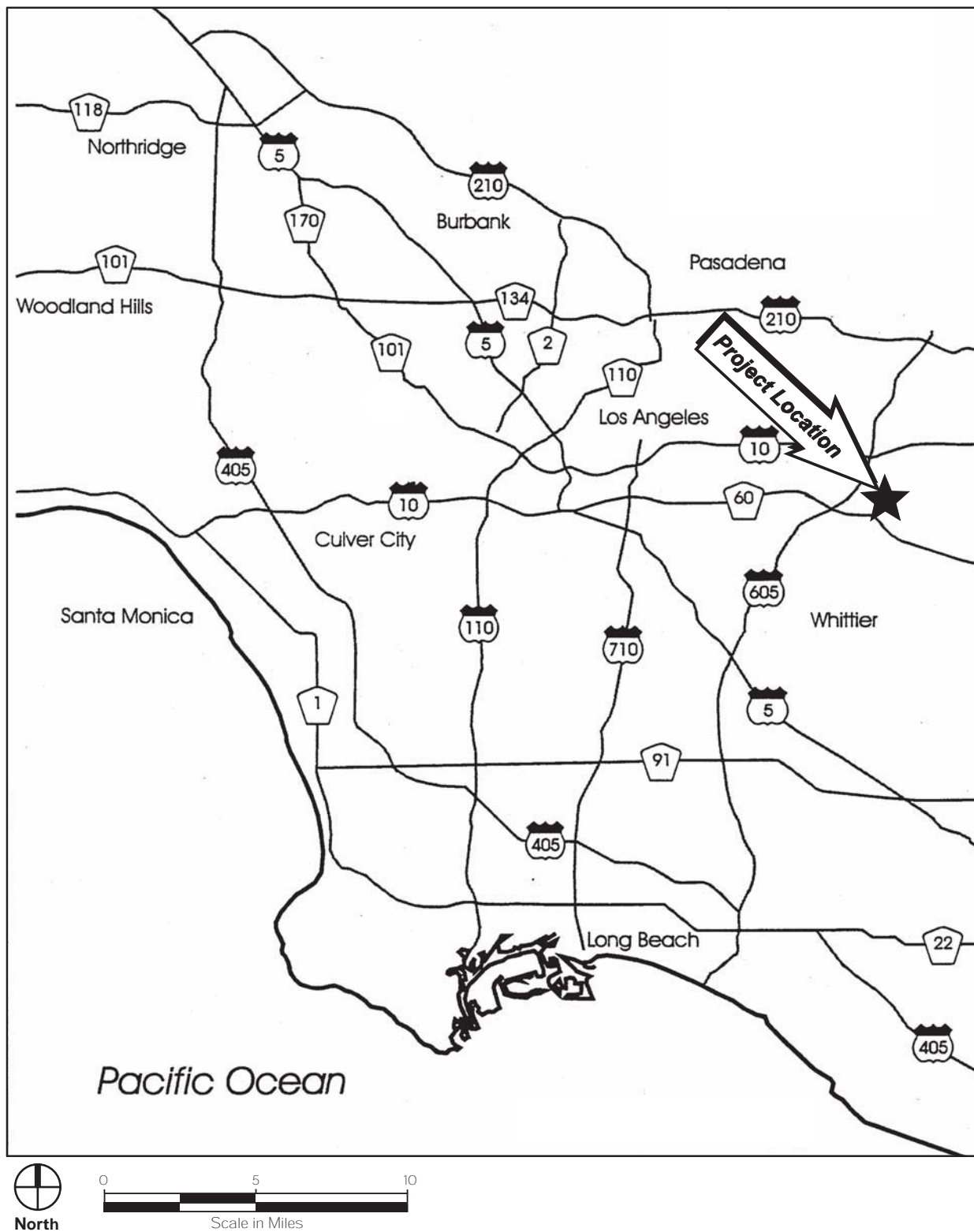
1. **Noise.** In order to ensure an acceptable interior noise environment at the proposed apartment complex (45 dBA or less), the following shall be included in project design:
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 - Exterior doors facing Workman Mill Road shall be solid-core with perimeter weather stripping and threshold seals.
2. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
3. **Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.
4. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
 - To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
 - All new structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
5. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: 135 S. 3rd Avenue Project/HMD001

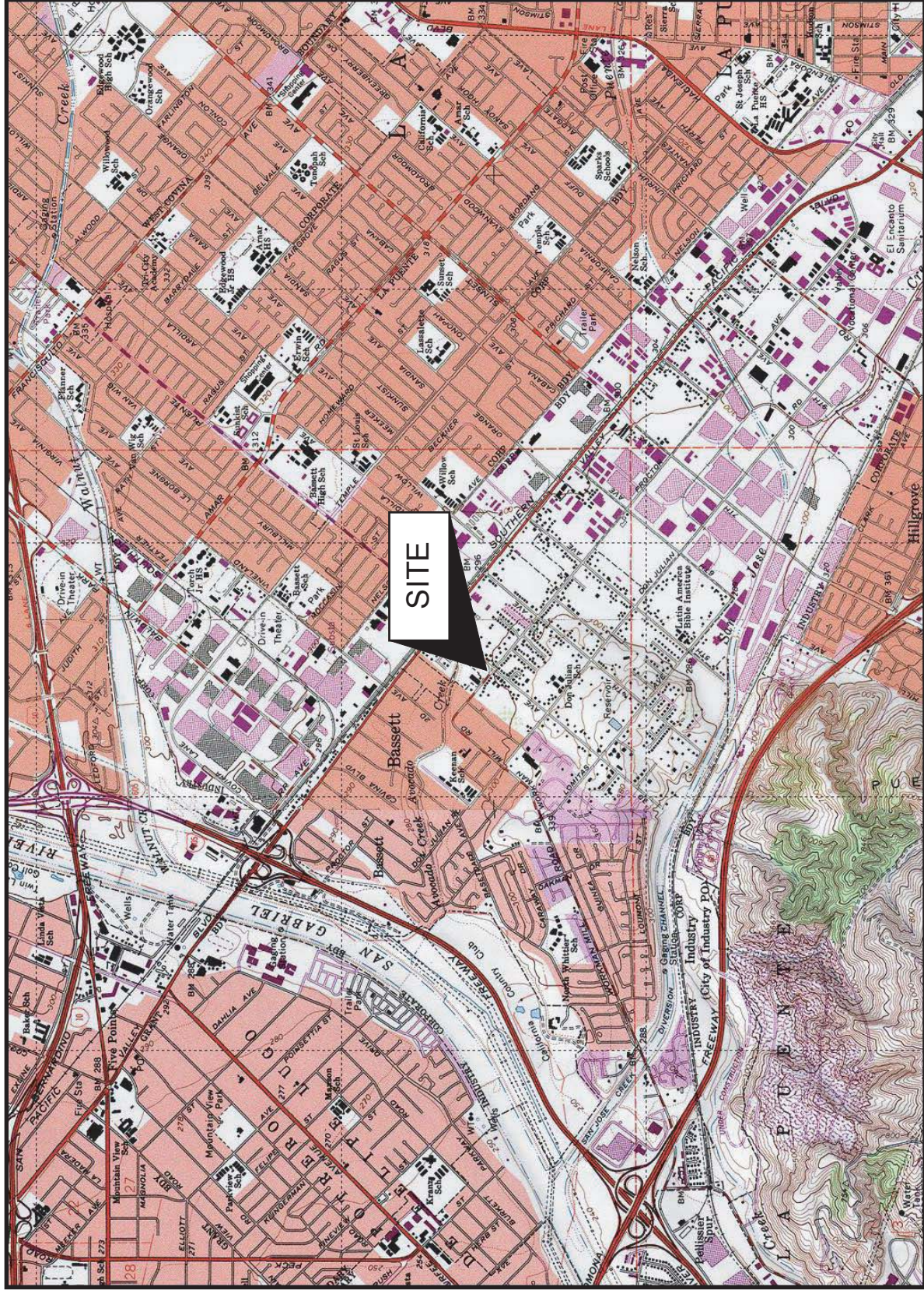
The proposed project is not expected to contribute to significant impacts to the environment and a Finding of No Significant Impact can be made.

Prepared by:	<u>Melissa Mascali, MESM</u>	Title:	<u>Senior Environmental Planner</u>
Date:	<u>October 3, 2002</u>		
Concurred in:	<u>Donald Dean</u>	Title:	<u>Environmental Officer, Community Development</u>
Date:	<u>October 3, 2002</u>		<u>Commission of the County of Los Angeles</u>

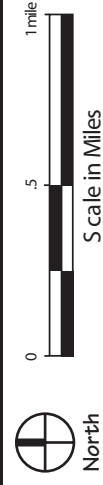


Regional Location

Figure 1
LACDC



Source: National Geographic TOPOI, 2001



Scale in Miles

Project Location

Figure 2

LACDC



View of eastern portion of site, north of Workman Mill Road. Vacant single-family residence visible at right.



Western portion of site, north of Workman Mill Road. Adjacent mobilehome park in background.

Views of the Project Site

Figure 3a
LACDC





View of portion of site south of Workman Mill Road, looking west from 3rd Avenue. Mini-warehouse visible at left.



I. INTRODUCTION WITH PROJECT DESCRIPTION AND LOCATION

CDC Project Name/No.: 135 South 3 rd Avenue Project No. HMD001	Location: 135 South 3 rd Avenue, La Puente, Los Angeles County	Thomas Bro. Grid: Pg. 637/J-4	Assessors Parcel Nos. 8112-007-048, - 075	CDC Contact: Donald Dean Environmental Officer (323) 838-5042
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This report was prepared at the request of Donald Dean of the Los Angeles County Community Development Commission (CDC). It presents the results of a Phase I archaeological investigation conducted by Conejo Archaeological Consultants for the 135 South 3rd Avenue Project. Federal funds will be used in the acquisition of two lots totaling 1.8 acres for the development of 16 affordable detached single-family homes at 135 South 3rd Avenue in unincorporated La Puente (Exhibits 1, 2 & 3). The project entails the demolition of one single-family residence. Off-site improvements may include driveways, curbs, gutters, signage, speed bumps, landscaping, street lighting, storm drains, and utility installation.

This archaeological study was undertaken in compliance with the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). This study also meets the cultural resource guidelines, policies and procedures as established by the United States Department of Housing and Urban Development (HUD), and the Los Angeles County Planning Department.

II. STUDY FINDINGS

Based on the South Central Coastal Information Center's (SCCIC) record search results and field survey findings, no impacts to cultural resources are anticipated from project development. Therefore, no further archaeological investigations are warranted prior to or during project implementation. In the event that buried cultural materials are encountered during construction, all earth disturbing work within the vicinity of the find must be temporarily halted until a qualified archaeologist can evaluate the nature and significance of the find, as detailed in Section VI of this report.

III. ENVIRONMENTAL SETTING

Physical Environment: The project's area of potential effect (APE) consists of two adjacent lots covering 78,409 square feet (1.8 acres). The APE is triangular in shape and is bordered by a trailer home park and commercial property to the northeast, Workman Avenue to the south, and a trailer home park to the northwest. There is one abandoned home on the property. The majority of the project site is vacant and vegetated by sparse weeds. The Basset storm drain/Avocado Creek runs along the southern edge of the property.

Cultural Environment:

Prehistory. The project site lies within the historic territory of the Native American group known as the Gabrielino, one of the wealthiest, most populous, and most powerful ethnic nationalities in aboriginal southern California (Bean and Smith 1978). The Gabrielino followed a sophisticated hunter-gatherer lifestyle, and were a deeply spiritual people (McCawley 1996). The Gabrielino territory included the Los Angeles Basin (which includes the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers), the coast from Aliso Creek in the south to Topanga Creek in the north, and the four southern Channel Islands. For in depth information on the Gabrielino, the reader is referred to McCawley's (1996) *The First Angelinos, The Gabrielino Indians of Los Angeles*.

IV. SOURCES CONSULTED

South Central Coastal Information Center (SCCIC), CSU Fullerton, USGS 7.5' Quadrangle – Baldwin Park	August 26, 2002 Conducted by Mary Maki
National Register of Historic Places (NRHP)	National Park Service 2002
California Historic Landmarks	2002 Office of Historic Preservation California Dept. Parks and Recreation
California Points of Historical Interest	2002
California State Historic Resources Inventory	Updated quarterly 2002

Results:

Two prehistoric sites, CA-LAN-136 and CA-LAN-967, and no historic sites have been recorded within a one-mile radius of the project site. Both CA-LAN-136 and CA-LAN-967 are located outside a 0.5-mile radius of the project's APE, and neither of the two archaeological sites would be impacted by project implementation.

Two surveys are recorded within a 0.5-mile radius of the project site. Bost, Aycok and Colby's 1983 survey for the Valley Boulevard Redevelopment Project was adjacent to the north and east of the 135 South 3rd Avenue APE.

The listings of the National Register of Historic Places (NRHP), California Historical Landmarks, California Points of Historical Interest, and California State Historic Resources Inventory include no properties within or immediately adjacent to the APE.

Historian Judy Triem is in the process of conducting a Section 106 evaluation of the project's built environment (Triem personal communication).

V. FIELD METHODS

The APE was surveyed by Mary Maki, M.A. on August 25, 2002 (Exhibits 2 & 3). Ms. Maki is certified by the Register of Professional Archaeologists (RPA) and has over 14 years archaeological experience in southern California.

Linear transects spaced three meters (10 feet) apart were used to survey the APE. The project site's boundaries were clearly delineated by fences. One abandoned house was located on the property. Ground surface visibility was very good across the two lots as the APE was sparsely vegetated.

No evidence of prehistoric or potentially significant historic resources was observed within the APE.

VI. REMARKS

Based on the record search and field survey results, the proposed project is expected to have no impact on cultural resources. Therefore, no further archaeological investigation is warranted prior to or during project implementation. Since an archaeological survey can only confidently assess the potential for encountering surface cultural resource remains, the following two recommendations should be incorporated as conditions of project approval:

1. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within 50 meters of the find must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino/Tongva representative should monitor any mitigation excavation associated with Native American materials.
 2. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
-

VII. CERTIFICATION

Prepared By: Mary K. Maki	Title: Principal Investigator	Qualification: RPA Certified 14 Years So. CA arch experience
Signature:		Date: September 2, 2002

VIII. MAPS

Project Vicinity ☒ USGS 7.5' Baldwin Park Quadrangle ☒ Archaeological APE ☒

IX. PHOTOGRAPHS

Yes ☒

No ☐

Attached Yes ☒ No ☐ (See Title Page)

X. CITATIONS

Bean, Lowell John and Charles R. Smith

1978 Gabrielino. In *Handbook of North American Indians: California*, Volume 8. Edited by R.F. Heizer, pp. 505-508. W.G. Sturtevant, general editor. Smithsonian Institution, Washington D.C.

Boxt, Matthew A., Richard Aycock and Susan Colby

1983 An Archaeological Survey and Impact Assessment of the Valley Boulevard Redevelopment Project, Located in the City of Industry, Los Angeles County, California. On file at the South Central Coastal Information Center, L-1220.

McCawley, William

1996 *The First Angelinos, The Gabrielino Indians of Los Angeles*. Malki Museum Press, Morongo Indian Reservation, Banning, California.

National Park Service

2002 National Register of Historic Places.
<http://www.cr.nps.gov/nr/research/nris.htm>. Department of the Interior.

Office of Historic Preservation

2002 California Historical Landmarks.
http://ceres.ca.gov/geo_area/counties/LosAngeles/landmarks.html. Department of Parks and Recreation, Sacramento, California.

2002 Directory of Properties in the Property Data File for Los Angeles County.
Department of Parks and Recreation, Sacramento, California

1992 *California Points of Historical Interest*. Department of Parks and Recreation, Sacramento, California.

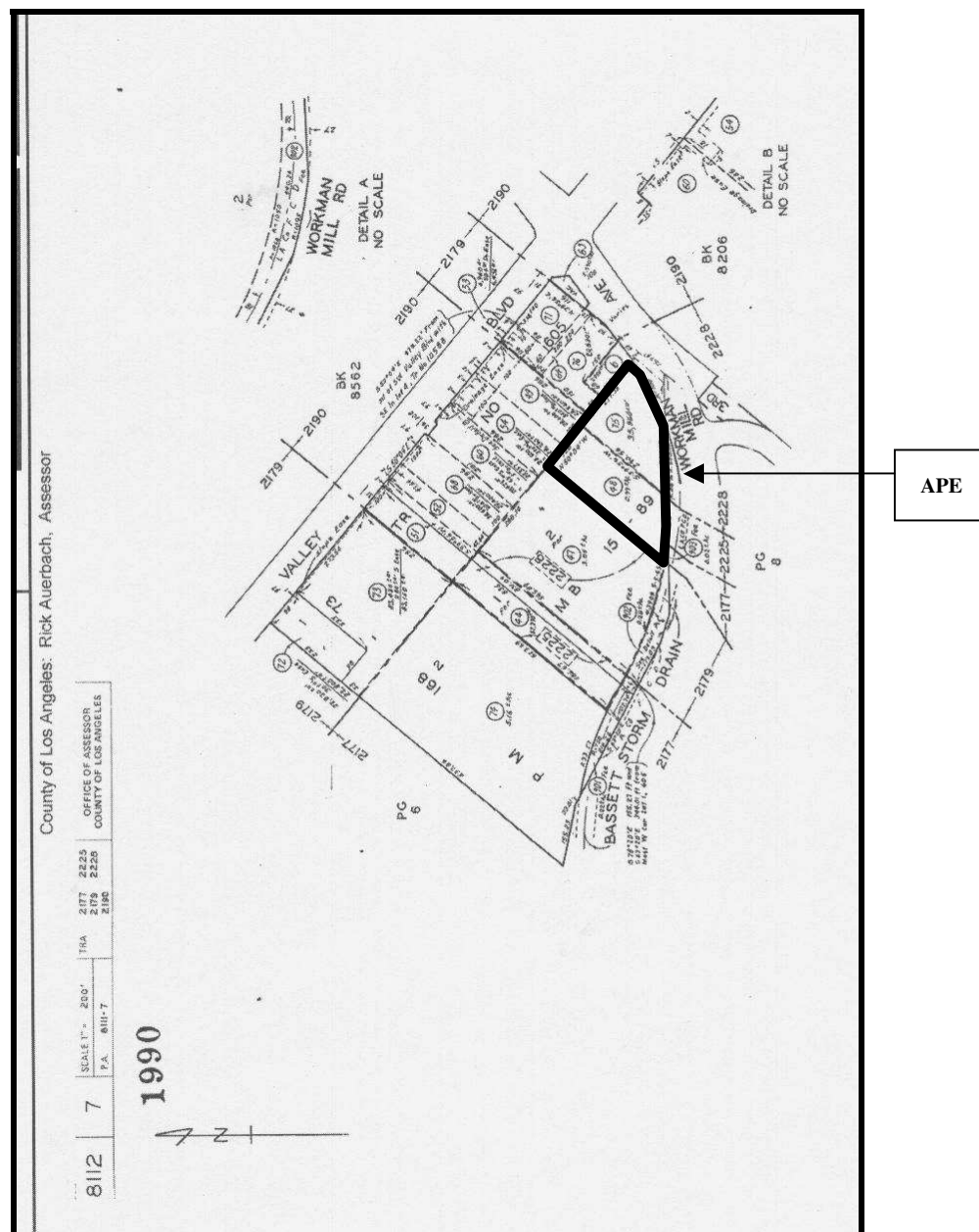
**Conejo Archaeological Consultants
135 South 3rd Avenue Project
Negative Phase I Archaeological Survey**



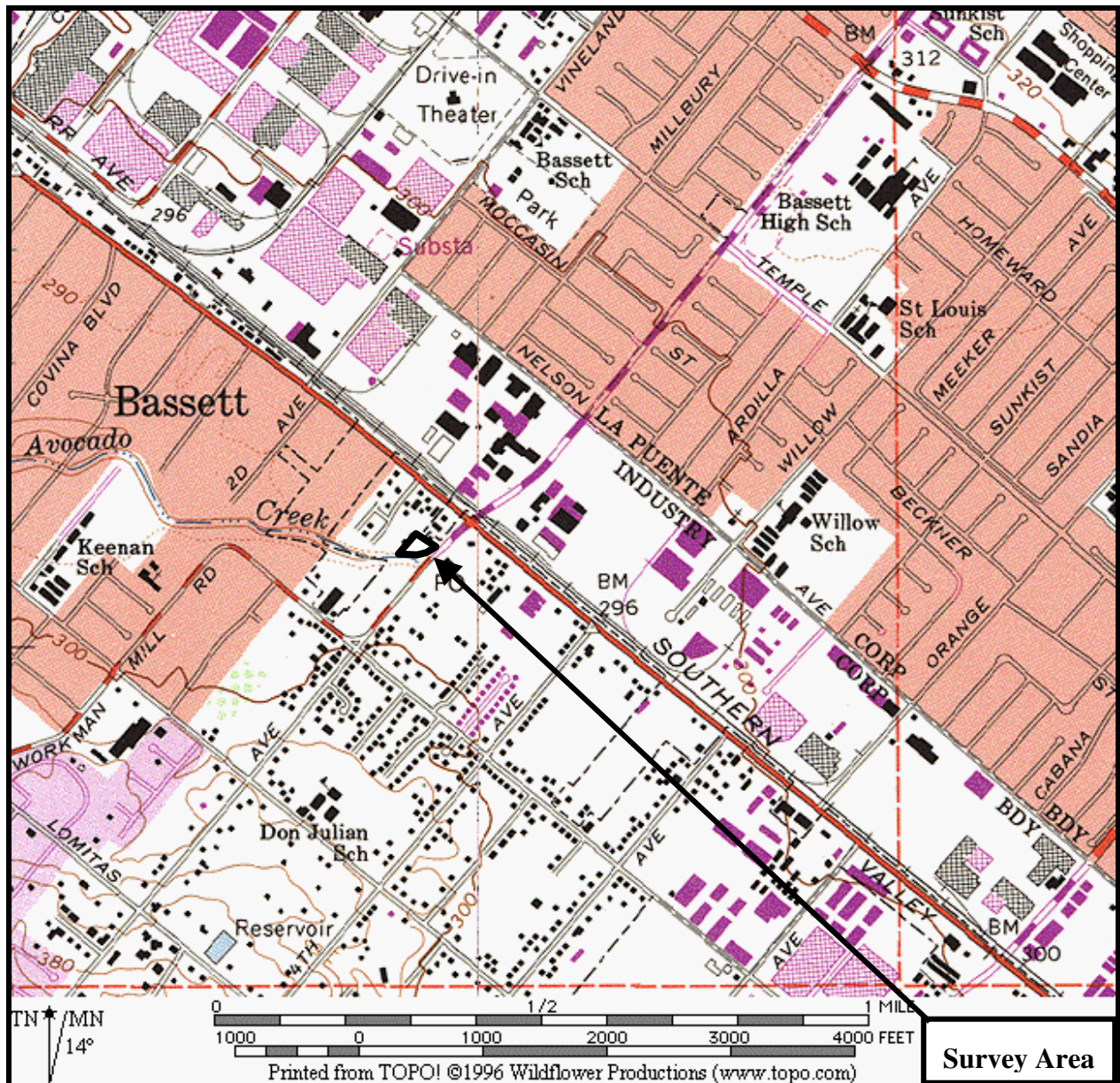
PROJECT VICINITY MAP

135 South 3rd Avenue Project
d La Puente, Los Angeles County, California

Exhibit 1



AREA OF POTENTIAL EFFECT
 135 South 3rd Avenue Project
 Unincorporated La Puente, Los Angeles County, California



USGS 7.5' Baldwin Park Quadrangle

CULTURAL RESOURCES SURVEY AREA
135 South 3rd Avenue Project
Unincorporated La Puente, Los Angeles County, California

Exhibit 3



**CONEJO
ARCHAEOLOGICAL
CONSULTANTS**

2321 Goldsmith Avenue
Thousand Oaks, California 91360
805/494-4309
email mmaki@adelphia.net

October 7, 2002

Ms. Melissa Mascali
Rincon Consultants, Inc.
1791 N. Sycamore Ave., Apt. 413
Los Angeles, CA 90028

Subject: CDC - 135 South 3rd Avenue Project - Addendum

Dear Ms. Mascali:

Archaeological investigations consisting of a record search and field survey were previously completed for the above CDC project located at 135 South 3rd Avenue in unincorporated La Puente, Los Angeles County, by Conejo Archaeological Consultants on September 2, 2002. Per your request an additional vacant property (APN 8112-008-913) was surveyed for this project. This parcel is located immediately south of the original 135 South 3rd Avenue project site and divided into two segments by Workman Mill Road.

A record search conducted at the South Central Coastal Information Center on August 26, 2002 identified two prehistoric sites, CA-LAN-136 and CA-LAN-967, within a one-mile radius of the project site. Both CA-LAN-136 and CA-LAN-967 are located outside a 0.5-mile radius of the project's area of potential effect (APE), and neither of the two archaeological sites would be impacted by the project's proposed expansion. No historic archaeological sites were identified within a one-mile radius of the project site.

The listings of the National Register of Historic Places (NRHP), California Historical Landmarks, California Points of Historical Interest, and California State Historic Resources Inventory include no properties within or immediately adjacent to the expanded APE.

I surveyed the 38,640 square feet of expanded project area on October 4, 2002. The parcel is located south of the original survey area on both sides of Workman Mill Road (Exhibits 1, 2 & 3). On both sides of the road, the parcel had been graded and cleared of vegetation. Ground surface visibility was good. Linear transects spaced 3 meters (10 ft.) apart were used to inspect the expanded APE. Within each transect a zigzag pattern

was walked to maximize ground surface coverage. No evidence of prehistoric or historic resources was observed within the expanded APE.

Recommendations

Based on the record search, field survey and the extent of previous ground disturbances, the likelihood of the proposed expanded project impacting significant archaeological resources is low. Therefore, the proposed expanded project is expected to have no effect on archaeological resources and no further archaeological investigation or monitoring is warranted at this time, as long as the following two conditions are incorporated as conditions of project approval:

1. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the subject property must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. A Tongva/Gabrielino representative should monitor any mitigation excavation associated with Native American materials. After the find has been appropriately mitigated work in the area may resume.
2. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

Please call me at (805) 494-4309 if you have any questions. Thank you for using Conejo Archaeological Consultants for your cultural resource management needs.

Sincerely,



Mary K. Maki, M.A., RPA
Archaeologist

cc: SCCIC

Section 106 Review

Date: August 30, 2002

Name: 135 South 3rd Avenue Project

Location: 135 South 3rd Avenue, La Puente 91746

Project No.: HMD001

1. Description of Undertaking

The Los Angeles County Community Development Commission plans to use federal funds to acquire two lots totaling 78,408 square feet (1.8 acres) in order to develop sixteen detached single family homes at 135 South 3rd Avenue in unincorporated La Puente. Each two-story residence will be approximately 1,550 square feet with a two-car attached garage.

The single family residence on the site will be demolished. Off-site improvements may include driveways, curbs, gutters, signage, speed bumps, landscaping, street lighting, storm drains, and utility installation.

2. Area of Potential Effect

The Area of Potential Effect (APE) includes the project site itself, the adjacent properties and the property across the street.

3. Description of Location of Undertaking

The project site contains a single family residence built in 1923 on one lot (APN 8112-007-075). The second adjacent site (APN 8112-007-048) is vacant. Behind and adjacent to this vacant lot is a mobil home park. Adjacent to the project site on the right (east) is a commercial building from the 1970s. Across the street from the project site is a mini-storage facility and a McDonalds from the 1970s.

4. Historic Resources/National Register Determination

The only historic building within the APE is the residence on the project site built in 1923. This modest four-room residence has been altered with changes to windows, entry and possibly siding. It is a simple rectangular plan building with low gable roof and exposed rafters under the eaves. It is covered with stucco siding. A small concrete stoop is located by the front door with a window on either side.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Properties may qualify for NRHP listing if they:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

The residence at 135 S. Third Avenue does not appear to be associated with any events that have made a significant contribution to the history of La Puente. It does not appear to be associated with the lives of any persons significant in La Puente's past. It does not embody the distinctive characteristics of a type period or method of construction. It is a modest residence that has seen changes to the exterior and has lost its integrity.

In conclusion, there are presently no buildings within the APE presently listed or eligible for listing on the National Register of Historic Places.

5. Information from Local Organizations

Because of a lack of significant historic resources, no local organizations were contacted.

6. Selected Sources

California Historical Landmarks, 1990

Dataquick Computerized Real Estate Information

Ethnic Survey, Los Angeles County entries.

Federal Register Listings through January, 2002

Gebhard, David and Winter, Robert, *Guide to Architecture in Los Angeles*, 1985.